

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		BARTLETT AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:		B
Owner 1:	CULBERT JANE L/OLDS HENRY F JR			
Owner 2:	TRS/71-B BARTLETT AVE TRUST			
Owner 3:				
Street 1:	71 BARTLETT AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	CULBERT JANE L--ETAL -		
Owner 2:	OLDS HENRY -		
Street 1:	71 BARTLETT AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	717,100	3,300		720,400
Total Card	0.000	717,100	3,300		720,400
Total Parcel	0.000	717,100	3,300		720,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		346.01	/Parcel: 346.01

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	717,100	3300	.		720,400		Year end	12/23/2021
2021	102	FV	695,300	3300	.		698,600		Year End Roll	12/10/2020
2020	102	FV	684,500	3300	.		687,800	687,800	Year End Roll	12/18/2019
2019	102	FV	610,800	3300	.		614,100	614,100	Year End Roll	1/3/2019
2018	102	FV	538,300	3300	.		541,600	541,600	Year End Roll	12/20/2017
2017	102	FV	489,300	3300	.		492,600	492,600	Year End Roll	1/3/2017
2016	102	FV	489,300	3300	.		492,600	492,600	Year End	1/4/2016
2015	102	FV	451,000	3300	.		454,300	454,300	Year End Roll	12/11/2014

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

PRINT	
Date	Time
12/30/21	10:33:02
LAST REV	
Date	Time
09/13/18	14:53:2
danam	
10342	

## ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

## USER DEFINED

	Prior Id # 1:	131226
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1905	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G11	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	28.260000229
Name:	11 - 6023

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s: 6				BR:s: 3			Baths: 1		HB	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	6	3	0
<b>Totals</b>				
	1	6	3	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.15432274
Const Adj.:	1.00999999
Adj \$ / SQ:	355.589
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	880920
Depreciation:	163851
Depreciated Total:	717069

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 132.A-0001-0004.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,082	355.590	740,33
Net Sketched Area:		2,082	Total:	740,33
Size Ad	2082	Gross Area	2082	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
2						

## IMAGE

**AssessPro** Patriot Properties, Inc

